

RECORD OF SURVEY
AND
MINOR SUBDIVISION
FOR
MOUNTAINS WEST RANCHES

AMENDING AND SUBDIVIDING
LOT 9, KNIGHT'S RANCH
SUBDIVISION, PHASE 2

LOCATED IN THE SW1/4 OF SECTION 5
TOWNSHIP 3 SOUTH, RANGE 4 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCESNE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, do hereby certify to Mountains West Ranches, that I am a Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah; and in accordance with Section 17-23-17, have made a survey of the following described tract of land, and that I have verified all measurements and placed monuments as represented on the plat, for the purpose of a creating a Record of Survey and Minor Subdivision Plat:

PROPERTY DESCRIPTION

Lot 9, Knight's Ranch Subdivision, Phase 2.

NARRATIVE

PURPOSE OF SURVEY: Perform a boundary survey, then subdivide into lots and prepare a Record of Survey and Minor Subdivision plat.
BASIS OF BEARING: Taken from those certain Record of Surveys on file in the Duchesne County Surveyor's Office, file #2012 and #2031.
SURVEY FINDINGS: As shown on the plat.
NOTE: This survey was performed at the request of Treaven Grant. It does not insure or guarantee ownership, nor does it show liens, easements, rights of way, codes, covenants, conditions, obligations, or restrictions of use that may or may not be recorded. The location or depiction of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.

OWNER'S CERTIFICATE

Know all men by these presents: that I, the undersigned owner of the above described tract of land, have caused the same to be surveyed for a Minor Subdivision, and a plat to be prepared, to be in compliance with the Duchesne County Subdivision Ordinances, to legally convey and transfer land ownership.

TREN J. GRANT, President of Mountains
West Ranches, a J.T. Grant Co., Inc.

ACKNOWLEDGEMENT

County of _____ } s.s.
State of _____

On this _____ day of _____, 20____, personally appeared before me,
TREN J. GRANT, the signer of the above OWNER'S CERTIFICATE, and who acknowledged to me that he signed it
freely and voluntarily for the uses and purposes therein mentioned.

My commission expires: _____

Notary Public

66" WIDE ACCESS ROAD, PIPELINE
AND UTILITY EASEMENT, NO
SUBDIVISION OR PUBLIC ACCESS

40" WIDE ACCESS ROAD AND
UTILITY EASEMENT, NO
SUBDIVISION OR PUBLIC
ACCESS

COUNTY "D" ROAD PUBLIC ACCESS
NOT MAINTAINED BY THE COUNTY

OVERHEAD POWER
TRANSMISSION LINE

150' WIDE POWER
LINE EASEMENT

66" WIDE ACCESS ROAD
AND UTILITY EASEMENT

SCALE: 1" = 200'

• = 5/8"x24" REBAR SET WITH YELLOW PLASTIC
CAP STAMPED PEATROSS 155666
⊕ = TEST PIT LOCATION

LOT	LAT.	LONG.
9A	40°14'43.84"N	110°22'11.93"W
9B	40°14'40.33"N	110°22'16.50"W
9C	40°14'44.15"N	110°21'56.04"W
9D	40°14'45.41"N	110°21'56.10"W
9E	40°14'45.54"N	110°22'12.19"W
9F	40°14'44.99"N	110°22'11.92"W
9G	40°14'55.99"N	110°22'18.77"W
9H	40°14'56.06"N	110°22'28.28"W
9I	40°14'53.54"N	110°22'22.81"W
9J	40°14'49.28"N	110°21'56.06"W

LOT 10
51.074 ACRES

70' WIDE PIPELINE EASEMENT
NO PUBLIC ACCESS

66" WIDE ACCESS ROAD
AND UTILITY EASEMENT

150' WIDE POWER
LINE EASEMENT

NOTE: Private access roads are not maintained by Duchesne County or
entities other than the private property owners within the subdivision.

Lots depicted on this plat are located in a Wildland-Urban Interface area
and are subject to a Fire Protection Plan. Contact the Duchesne County
Fire & Emergency Management Office at 435-602-7001 for information
prior to a purchase of a lot or construction of a building in this
subdivision.

This property is within the Unita Basin, a highly active and developed oil
and gas field. Lot owners should expect oil and gas related operations to
occur at any time of day or night including, but not limited to, heavy truck
traffic, workover/drilling activities, etc., including new wells on these or
adjacent lands. There is no County maintenance or dust control
requirements on any roads in this subdivision. Existing roads within and
accessing this subdivision may be private oilfield roads maintained at the
operator's discretion, may not be open for public or lot owner travel, and may
be reclaimed at any time in the future. At a minimum, roads marked
"No Subdivision or Public Access" and "Oil Well" lots on this plat are
private and are not for subdivision or public use.

PREPARED BY
PEATROSS LAND SURVEYS

PROFESSIONAL LAND SURVEYOR

829 EAST 380 NORTH
HEBER CITY UTAH, 84032
CELL: (435)724-4386
email: cspeatross@ubtlanet.com

DRAFTED BY: ASHLEY PEATROSS	DATE DRAFTED: 10/20/2016	DATE PLOTTED:
SHEET: 1 OF 1	FILE NAME: MTNS WEST RANCHES JOB# 1207	

County Surveyor's File 3761

DUCESNE COUNTY TREASURER

I certify that the property taxes are paid and current as of this _____ day of _____, 20____.

Stephen Potter Duchesne County Treasurer

DUCESNE COUNTY PLANNING DEPARTMENT

Approved as a Minor Subdivision this _____ day of _____, 20____, by the
Duchesne County Planning Director.

Michael A. Hyde Duchesne County Planning Director

DUCESNE COUNTY RECORDER

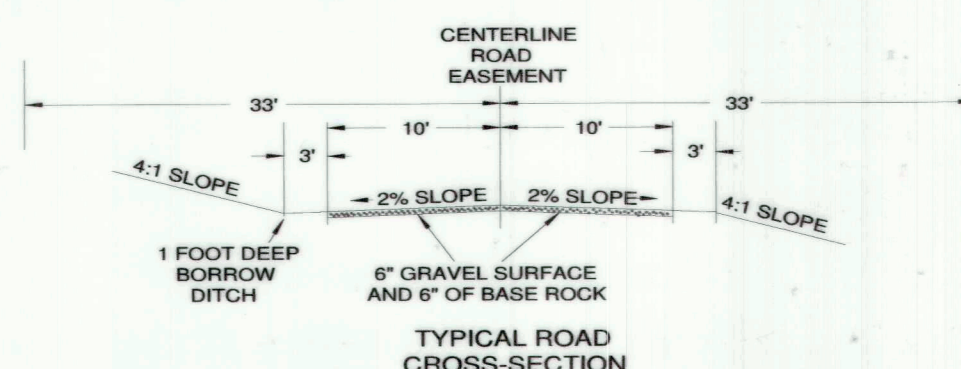
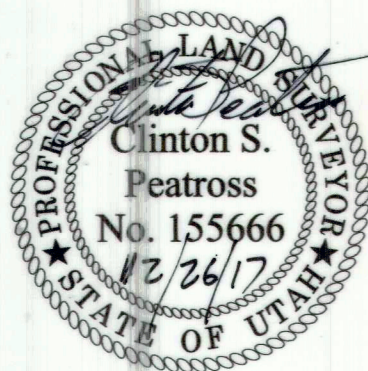
State of Utah } s.s. Entry Number _____

County of Duchesne

Filed for recording at the request of _____ on this _____

day of _____, 20____. Time _____ Fee: _____

Shelley Brennan Duchesne County Recorder



SECTION 5
TOWNSHIP 3 SOUTH, RANGE 4 WEST
UINTAH SPECIAL BASE AND MERIDIAN
SCALE 1" = 1000'

